

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State:	22		
% of Funds Committed	100.00 %	98.28 %	1	96.48 %	100	100	
% of Funds Disbursed	89.05 %	92.45 %	18	89.00 %	42	43	
Leveraging Ratio for Rental Activities	17.01	6.64	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	88.13 %	90.46 %	15	83.25 %	25	33	
% of Completed CHDO Disbursements to All CHDO Reservations***	69.94 %	79.70 %	17	70.99 %	34	37	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.08 %	81.93 %	3	81.75 %	87	91	
% of 0-30% AMI Renters to All Renters***	78.85 %	49.95 %	4	45.84 %	90	94	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	93.36 %	1	96.12 %	100	100	
Overall Ranking:			In State:	4 / 22	Nationally:	89 91	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$16,365	\$15,200		\$27,889	52 Units	16.30 %	
Homebuyer Unit	\$52,360	\$11,639		\$15,632	77 Units	24.10 %	
Homeowner-Rehab Unit	\$20,297	\$19,059		\$21,037	190 Units	59.60 %	
TBRA Unit	\$0	\$4,132		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lorain OH

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$73,694	\$135,531	\$20,863
\$84,455	\$85,652	\$21,649
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.99

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	42.3	20.8	46.3	0.0
Black/African American:	28.8	37.7	26.8	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	2.6	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	1.9	0.0	0.0	0.0

ETHNICITY:

Hispanic	26.9	35.1	25.8	0.0
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HOUSEHOLD SIZE:

1 Person:	51.9	16.9	49.5	0.0
2 Persons:	28.8	13.0	21.6	0.0
3 Persons:	9.6	31.2	9.5	0.0
4 Persons:	5.8	22.1	7.4	0.0
5 Persons:	3.8	7.8	7.9	0.0
6 Persons:	0.0	2.6	3.7	0.0
7 Persons:	0.0	2.6	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	26.9	31.2	22.1	0.0
Elderly:	25.0	0.0	49.5	0.0
Related/Single Parent:	30.8	32.5	15.8	0.0
Related/Two Parent:	5.8	31.2	12.1	0.0
Other:	11.5	1.3	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	17.3	2.6 [#]
HOME TBRA:	0.0	
Other:	48.1	
No Assistance:	34.6	

of Section 504 Compliant Units / Completed Units Since 2001 1

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lorain State: OH Group Rank: 89
 (Percentile)
 State Rank: 4 / 22 PJs Overall Rank: 91
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	88.13	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	69.94	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.08	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	1.96	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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